

Recording Cover Sheet

AN ORDINANCE AMENDING THE URBANA ZONING MAP

(1603 East Washington Street/ Plan Case No. 2464-M-22)

[Ordinance No. 2022-12-053]

Prepared for recording by:

Phyllis D. Clark, City Clerk

400 S. Vine St., Urbana, IL 61801

Return to:

Phyllis D. Clark, City Clerk

City of Urbana

400 S. Vine Street

Urbana, IL 61801

ORDINANCE NO. 2022-12-053

AN ORDINANCE AMENDING THE URBANA ZONING MAP

(1603 East Washington Street / Plan Case No. 2464-M-22)

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, Kevin Garcia, Zoning Administrator, on behalf of the City of Urbana, has requested a rezoning from the B-3, General Business zoning district to R-5, Medium High Density Multiple-Family Residential zoning district at 1603 East Washington Street; and

WHEREAS, the Plan Commission held a public hearing on such petition at 7:00 p.m. on December 8, 2022, in Plan Case No. 2464-M-22; and

WHEREAS, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

WHEREAS, the Plan Commission voted six (6) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the requested rezoning; and

WHEREAS, the City Council finds that the requested rezoning is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the City Council finds that the requested rezoning is consistent with the criteria contained in *La Salle Nat. Bank of Chicago v. Cook County*, 12 Ill. 2d 40, 145 N.E.2d 65 (1957) and *Sinclair Pipe Line Co. v. Village of Richton Park*, 19 Ill.2d 370 (1960); and

WHEREAS, after due consideration, the City Council further finds that an amendment to the Urbana Zoning Map as herein provided will protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification of the following described property:

The subject property to be rezoned from B-3, General Business to R-5, Medium High Density Multiple-Family Residential, located at 1603 East Washington Street, more particularly described as follows:

Lot 112 in Weller's Scottswood Manor, a Subdivision in the City of Urbana, IL, as per plat recorded in Book "V" of Plats at page 3, situated in Champaign County, Illinois;

Common description: 1603 E. Washington Street, Urbana, Illinois 61802;
Permanent Index Number: 92-21-16-402-001

Section 2.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 9th day of January, 2023.

AYES: Wu, Evans, Hursey, Kolisetty, Bishop, Quisenberry

NAYS: Wilken

ABSTENTIONS: None



Phyllis D. Clark

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 24th day of January, 2023.

Diane Wolfe Marlin

Diane Wolfe Marlin, Mayor

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS

I, PHYLLIS D. CLARK, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled:

AN ORDINANCE AMENDING THE URBANA ZONING MAP

(1603 East Washington Street/ Plan Case No. 2464-M-22)

approved by the City Council of the City of Urbana, Illinois, on the 9th day of January, AD, 2023, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 17th day of February, AD, 2023.



Phyllis D. Clark

Phyllis D. Clark, City Clerk



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 9th day of January 2023 the City Council of the City of Urbana passed and approved Ordinance No. 2022-12-053 entitled:

AN ORDINANCE AMENDING THE URBANA ZONING MAP (1603 East Washington Street/ Plan Case No. 2464-M-22)

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2022-12-053 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 24th day of January 2023, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 24th day of January, 2023.



Phyllis D. Clark

Phyllis D. Clark, City Clerk